

Exhibit 53

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June 11, 2012

Mr. Mark Sanders
West Point Harbor
1529 Seaport Blvd
Redwood City, CA 94063

Dear Mark:

I researched your question regarding "public access to marina docks" in the SF Bay area. I find that almost without exception, both private and municipal marinas in the area and throughout California do NOT allow public access to their marina docks, where customer boats are moored. It's a privacy and liability issue.

The only public access allowed at marinas, is limited to the landside with a view of the boats moored at the docks, not access to the docks or boats. Even marinas with no dock gates typically have signs posted that access is for "Tenants and Guests Only".

Municipal harbors such as Berkeley Marina, South Beach Harbor, Brisbane Harbor and Monterey Harbor do not allow public access to the docks and floats where boats are moored. The public access to these harbors is on the landside only.

In some cases, a particular dock may be opened to allow public access during the day for special occasions. The K dock gate at Berkeley is open early in the morning to 5pm several days a week to allow access to the charter fishing boats.

Pillar Point Harbor has a large pier for commercial fishing operations and public access. There are several docks connected to that pier that have public access to commercial boats selling fish and crab. The separate "private" marina on the north side of the harbor has a locked gate that is for tenants and staff only; no public access.

The large, newly rebuilt Cabrillo Way Marina in San Pedro does not allow access to their docks, only the landside. They have large walkways around the marina and beautiful landscaping providing an attractive setting for the public.

Sincerely,

Alex Francis,
Owner